

FYIs and Frequently Asked Questions
8640 Grand Lake Estates Dr.
PLEASE SHARE WITH ANY INTERESTED CLIENTS/BUYERS

Lot Situation

- 8640 GLE is what's known as a "flag" lot because of its unique shape. These lots provide ultimate privacy (see below) and are unique to this section of Grand Lake Estates.
- The lot features a 30 foot wide, 500 foot long strip of property which provides access for a driveway connecting Grand Lake Estates Drive back to the main lot/homesite. Homeowners have several options for driveway materials which vary in cost. Only the first 50' of driveway must be paved concrete. See deed restrictions for details.
- Some utilities will need to be run back to the lot prior to home construction. Many utilities are located in the "middle" easement between the front and back lots, which means they don't need to be pulled back very far. Some utilities like natural gas are located in the "front" easement near the street and will need to be pulled back further.
- High speed fiber internet, natural gas, electricity, and public water all available
- Homeowners will need a septic system- no public sewer service

Privacy

- Behind the lot (west), Cooks Branch Conservancy is a protected nature preserve which is home to an endangered woodpecker. This guarantees a private, quiet forest behind the homesite in perpetuity.
- The lot to the left (south) of 8640 GLE will also remain as a forested tree buffers. The current owners of the lot/listing agent own three adjacent flag lots. They will be building on the far left lot (8672 GLE) and leaving the middle lot (8648 GLE) as a forested tree buffer between their home and the home which will eventually be built by whoever buys 8640 GLE. See listing photo.

Deed Restrictions

- Grand Lake Estates is an established, gated acreage community with reasonable deed restrictions. This lot is located in SECTION 1. Full deed restrictions including minimum square footage and other requirements can be found at: <https://www.glepoa.com/documents-links>

Showings

- Please schedule through Showingtime to get neighborhood gate code
- The lot is relatively easy to find using Google Maps or a similar app. There may or may not be a "For Sale" sign at the lot's entrance, so please use a GPS app and look for the small pink flags.
- Look for pink landscaping flags and follow them back towards the lot. You will be walking back along the driveway strip which provides access to the lot from the street
- When you reach the middle utility easement, you will see the pink flags continue to the right. These flags mark the approximate front extent of the lot. The lot is 200 feet wide and goes back 400 feet. Feel free to explore the lot, just wear good shoes and watch out for critters!

Please see diagrams and plat maps in lot photos for a visual of many points above!

*All information/numbers to be independently verified by prospective buyers